



**My Florida Regional MLS - IMAPP**

**Comparable Properties Report - 910 COMMERCE BLVD N, SARASOTA, FL 34243**

Report Prepared By EUGEN ALDEA

**Subject Property**

PID # 6651001759

**Address:**

910 COMMERCE BLVD N  
 SARASOTA, FL 34243

**Last Sale Price:** \$1

**Last Sale Date:** 06/01/2011

**Market Value:** \$76,974

**Assessed Value:** \$76,974

**Total Land Area:** 43,735 sf

**Waterfront:** No

**Total Area:** 0 sf

**Living Area:** 0 sf

**Bedrooms:** 0      **Baths:** 0

**Year Built:** 0      **Stories:** 0

**Pool:** N      **Garage:** N



**Projected Sale Price**

Estimated Range Based On Value Ratio  
 \$63,300 — **\$82,500** — \$110,500

Estimated Range Based On Price per Acre  
 \$26,900 — **\$102,400** — \$246,300

**Statistics About Comparable Properties**

	<b>Sale Price</b>	<b>Lot Size</b>	<b>Market Value</b>	<b>\$/Acre</b>	<b>MV Ratio</b>
<b>High:</b>	\$300,000	53,262 sf	\$240,526	\$245,300.00	1.436
<b>Low:</b>	\$8,000	13,000 sf	\$9,725	\$26,800.00	0.823
<b>Median:</b>	\$63,750	31,998 sf	\$61,622	\$82,200.00	1.03
<b>Average:</b>	\$94,250	33,671 sf	\$83,271	\$101,966.67	1.072

**Explanation of Calculations**

The Projected Sales Price section applies these statistics to determine the most likely sales price based on existing market conditions. Calculations are done using two methods, Value Ratio and Price Per Square Foot. The Price Per Square Foot is the last sale price divided by total building square footage. The Value Ratio is the last sales price divided by the market value. A Value Ratio below 0.950 signifies that the property sold for less than the Market Value. It might be a quit claim that does not reflect the true property value. A very high Value Ratio may indicate a property that has been split, or improved since the County Assessor's office assigned the market value.

**Comparison Criteria**

- Lot SF +/- 20%
- Bldg SF +/- 10%
- Located within 1 mile
- Sold in Last Year
- Ignore Year Built
- Ignore Bathrooms
- Ignore Bedrooms
- Ignore Waterfront
- Ignore Stories
- Ignore Garage
- Ignore Pool
- Use All Sales

Note: only properties with similar property use classifications will be considered as potential matches.

**Comparable Properties**

<b>1.</b> 6761 26TH CT E SARASOTA, FL 34243-4058 <b>Last Sale:</b> \$77,500 on 02/10/2012 (\$71,600.00/Acre) <b>MVR:</b> 0.865 <b>Market Value:</b> \$89,576	<b>Parcel ID #</b> 1868911009 <b>Bedrooms:</b> 0 <b>Baths:</b> 0 <b>Distance:</b> 1.7 miles	<b>Lot Size:</b> 47,145 sf <b>Waterfront:</b> No <b>Total Area:</b> 0 sf <b>Garage:</b> No <b>Living Area:</b> 0 sf <b>Pool:</b> No <b>Year Built:</b> 0 <b>Stories:</b> 0
<b>2.</b> 6030 17TH ST E BRADENTON, FL 34203-5001 <b>Last Sale:</b> \$52,500 on 06/05/2012 (\$68,100.00/Acre) <b>MVR:</b> 1.436 <b>Market Value:</b> \$36,555	<b>Parcel ID #</b> 1842310250 <b>Bedrooms:</b> 0 <b>Baths:</b> 0 <b>Distance:</b> 1.92 miles	<b>Lot Size:</b> 33,537 sf <b>Waterfront:</b> No <b>Total Area:</b> 0 sf <b>Garage:</b> No <b>Living Area:</b> 0 sf <b>Pool:</b> No <b>Year Built:</b> 0 <b>Stories:</b> 0
<b>3.</b> 72ND DR E SARASOTA, FL 34243- <b>Last Sale:</b> \$52,500 on 02/11/2013 (\$92,800.00/Acre) <b>MVR:</b> 0.881 <b>Market Value:</b> \$59,583	<b>Parcel ID #</b> 1975932559 <b>Bedrooms:</b> 0 <b>Baths:</b> 0 <b>Distance:</b> 1.15 miles	<b>Lot Size:</b> 24,621 sf <b>Waterfront:</b> No <b>Total Area:</b> 0 sf <b>Garage:</b> No <b>Living Area:</b> 0 sf <b>Pool:</b> No <b>Year Built:</b> 0 <b>Stories:</b> 0
<b>4.</b> 59TH AVE DR E	<b>Parcel ID #</b>	<b>Lot Size:</b> 30,460 sf <b>Waterfront:</b> No

BRADENTON, FL 34203-	1775821419	Total Area: 0 sf	Garage: No
<b>Last Sale:</b> \$75,000 on 07/06/2011 (\$107,200.00/Acre)	<b>Bedrooms:</b> 0 <b>Baths:</b> 0	<b>Living Area:</b> 0 sf	<b>Pool:</b> No
<b>MVR:</b> 1.178 <b>Market Value:</b> \$63,661	<b>Distance:</b>	<b>Year Built:</b> 0	<b>Stories:</b> 0
		2.53 miles	
<b>5. 6751 26TH CT E</b> SARASOTA, FL 34243-	<b>Parcel ID #</b> 1868910959	<b>Lot Size:</b> 53,262 sf	<b>Waterfront:</b> No
<b>Last Sale:</b> \$300,000 on 12/29/2011 (\$245,300.00/Acre)	<b>Bedrooms:</b> 0 <b>Baths:</b> 0	<b>Total Area:</b> 5,000 sf	<b>Garage:</b> No
<b>MVR:</b> 1.247 <b>Market Value:</b> \$240,526	<b>Distance:</b>	<b>Living Area:</b> 5,000 sf	<b>Pool:</b> No
		1.72 miles	<b>Stories:</b> 0
<b>6. 2750 71ST AVE E</b> SARASOTA, FL 34243-3329	<b>Parcel ID #</b> 1968100105	<b>Lot Size:</b> 13,000 sf	<b>Waterfront:</b> No
<b>Last Sale:</b> \$8,000 on 08/26/2011 (\$26,800.00/Acre)	<b>Bedrooms:</b> 0 <b>Baths:</b> 0	<b>Total Area:</b> 0 sf	<b>Garage:</b> No
<b>MVR:</b> 0.823 <b>Market Value:</b> \$9,725	<b>Distance:</b> 1.6 miles	<b>Living Area:</b> 0 sf	<b>Pool:</b> No
		<b>Year Built:</b> 0	<b>Stories:</b> 0

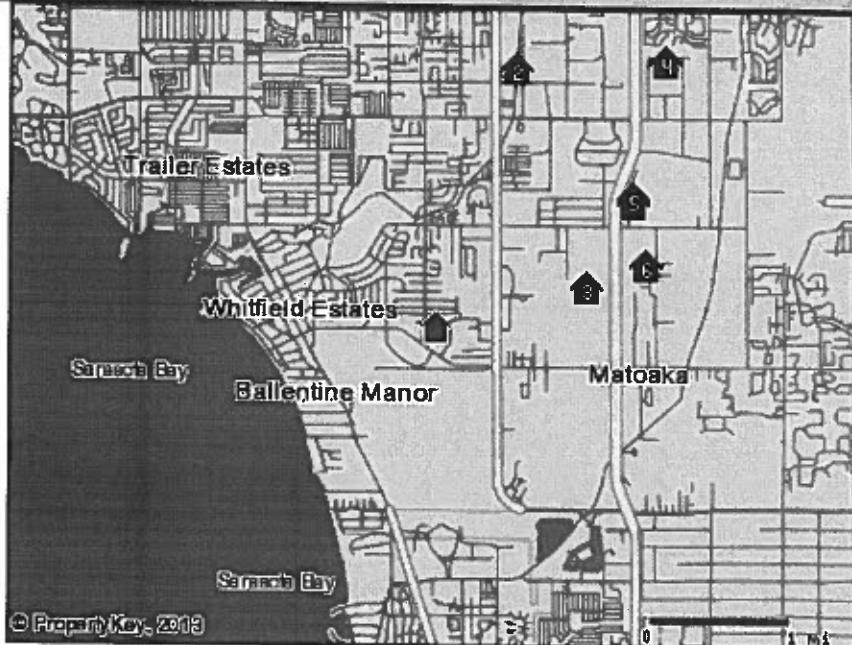
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Comparable Properties Report - 950 COMMERCE BLVD N, SARASOTA, FL 34243

Report Prepared By EUGEN ALDEA

**Subject Property****PID #** 6651001809**Address:**950 COMMERCE BLVD N  
SARASOTA, FL 34243**Last Sale Price:** \$1**Last Sale Date:** 06/01/2011**Market Value:** \$77,315**Assessed Value:** \$77,315**Total Land Area:** 43,929 sf**Waterfront:** No**Total Area:** 0 sf**Living Area:** 0 sf**Bedrooms:** 0      **Baths:** 0**Year Built:** 0      **Stories:** 0**Pool:** N      **Garage:** N**Projected Sale Price**Estimated Range Based On Value Ratio  
\$63,600 — **\$82,900** — \$111,000Estimated Range Based On Price per Acre  
\$27,000 — **\$102,800** — \$247,400**Statistics About Comparable Properties**

	<b>Sale Price</b>	<b>Lot Size</b>	<b>Market Value</b>	<b>\$/Acre</b>	<b>MV Ratio</b>
<b>High:</b>	\$300,000	53,262 sf	\$240,526	\$245,300.00	1.436
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<b>2. 6030 17TH ST E BRADENTON, FL 34203-5001</b> <b>Last Sale:</b> \$52,500 on 06/05/2012 (\$68,100.00/Acre) <b>MVR:</b> 1.436 <b>Market Value:</b> \$36,555	<b>Parcel ID #</b> 1842310250 <b>Lot Size:</b> 33,537 sf <b>Waterfront:</b> No <b>Total Area:</b> 0 sf <b>Garage:</b> No <b>Bedrooms:</b> 0 <b>Baths:</b> 0 <b>Living Area:</b> 0 sf <b>Pool:</b> No <b>Distance:</b> 1.9 miles <b>Year Built:</b> 0 <b>Stories:</b> 0
<b>3. 72ND DR E SARASOTA, FL 34243-</b> <b>Last Sale:</b> \$52,500 on 02/11/2013 (\$92,800.00/Acre) <b>MVR:</b> 0.881 <b>Market Value:</b> \$59,583	<b>Parcel ID #</b> 1975932559 <b>Lot Size:</b> 24,621 sf <b>Waterfront:</b> No <b>Total Area:</b> 0 sf <b>Garage:</b> No <b>Bedrooms:</b> 0 <b>Baths:</b> 0 <b>Living Area:</b> 0 sf <b>Pool:</b> No <b>Distance:</b> 1.11 miles <b>Year Built:</b> 0 <b>Stories:</b> 0
<b>4. 59TH AVE DR E</b>	<b>Parcel ID #</b>

BRADENTON, FL 34203-	1775821419	Total Area: 0 sf	Garage: No
<b>Last Sale:</b> \$75,000 on 07/06/2011 (\$107,200.00/Acre)	<b>Bedrooms:</b> 0 <b>Baths:</b> 0	<b>Living Area:</b> 0 sf	<b>Pool:</b> No
<b>MVR:</b> 1.178 <b>Market Value:</b> \$63,661	<b>Distance:</b> 2.5 miles	<b>Year Built:</b> 0	<b>Stories:</b> 0
<b>5. 6751 26TH CT E</b> SARASOTA, FL 34243-	<b>Parcel ID #</b> 1868910959	<b>Lot Size:</b> 53,262 sf	<b>Waterfront:</b> No
<b>Last Sale:</b> \$300,000 on 12/29/2011 (\$245,300.00/Acre)	<b>Bedrooms:</b> 0 <b>Baths:</b> 0	<b>Total Area:</b> 5,000 sf	<b>Garage:</b> No
<b>MVR:</b> 1.247 <b>Market Value:</b> \$240,526	<b>Distance:</b> 1.68 miles	<b>Living Area:</b> 5,000 sf	<b>Pool:</b> No
		<b>Year Built:</b> 1973	<b>Stories:</b> 0
<b>6. 2750 71ST AVE E</b> SARASOTA, FL 34243-3329	<b>Parcel ID #</b> 1968100105	<b>Lot Size:</b> 13,000 sf	<b>Waterfront:</b> No
<b>Last Sale:</b> \$8,000 on 08/26/2011 (\$26,800.00/Acre)	<b>Bedrooms:</b> 0 <b>Baths:</b> 0	<b>Total Area:</b> 0 sf	<b>Garage:</b> No
<b>MVR:</b> 0.823 <b>Market Value:</b> \$9,725	<b>Distance:</b> 1.57 miles	<b>Living Area:</b> 0 sf	<b>Pool:</b> No
		<b>Year Built:</b> 0	<b>Stories:</b> 0

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